

49-51 CENTRAL STREET

CLERKENWELL, EC1V 8AB

FOREST
REAL ESTATE

TO LET / FOR SALE

1,702 SQ FT

Prime Clerkenwell Showroom/Office for Sale or to Lease

Key Features

- Virtual Freehold
- Air Conditioned Throughout
- Exposed Brick Feature Walls
- Prominent Corner Position
- LED Lighting
- Excellent Natural Light From Dual Aspect Windows
- Small Private Courtyard
- Two WCs
- Wood Flooring
- Open Plan Throughout
- Perimeter Trunking
- Within Walking Distance of Old Street, Farringdon, Angel and Barbican Stations

49-51 Central Street
Clerkenwell, ECV 8AB





Description

This property is a quintessential example of an original Victorian warehouse, now thoughtfully converted into office space.

Located in the heart of Clerkenwell, London's premier showroom district, the ground-floor unit at 49-51 Central Street presents an outstanding opportunity for owner-occupiers or investors.

The showroom/office boasts impressive ceiling heights and expansive windows that flood the space with natural light, creating a bright and welcoming atmosphere. Its open-plan layout offers versatility, making it ideal for various showroom displays or creative workspaces.

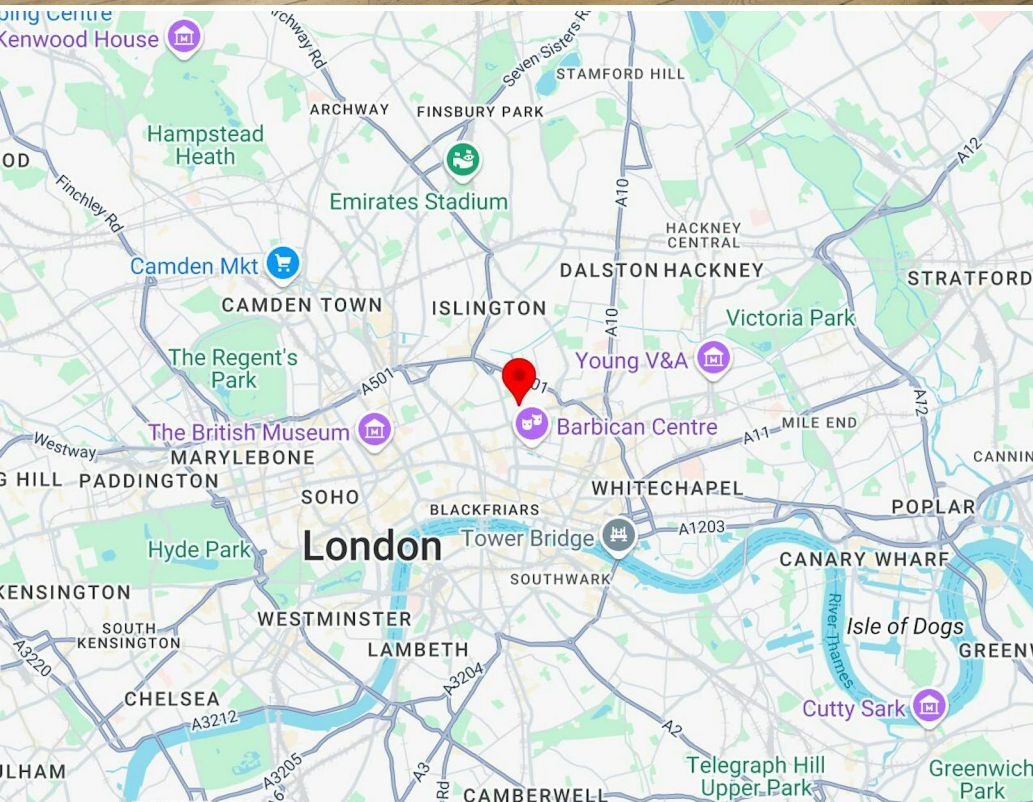
Positioned in a high-traffic area, the property enjoys excellent visibility and access to a diverse client base. In immaculate condition and ready for immediate occupancy, the showroom is also well-connected via public transport.

Location

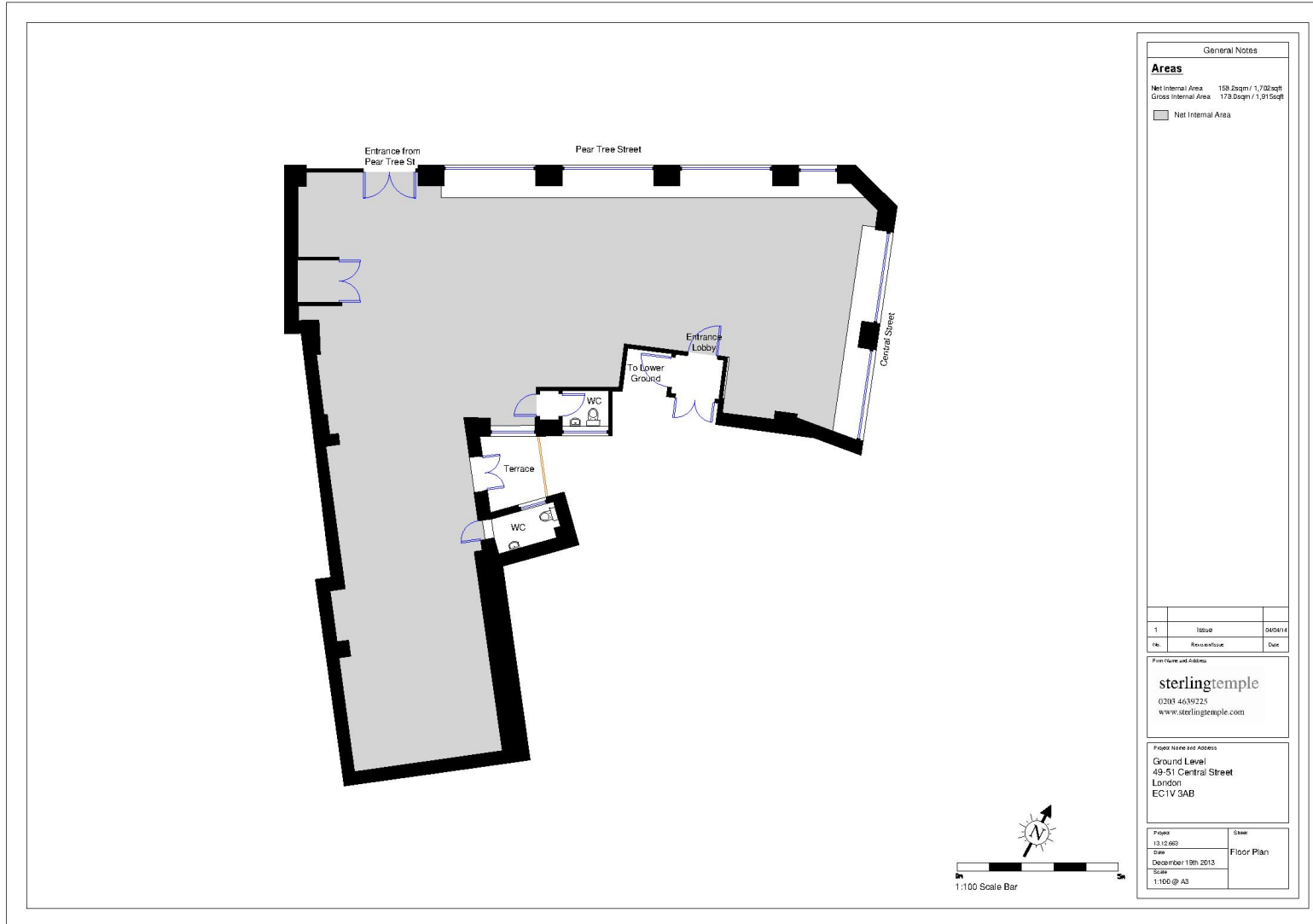
Ideally positioned between the West End, the City, King's Cross, and Old Street, Clerkenwell has long been one of London's most dynamic and creative neighbourhoods. For centuries, it has been a hub of innovation, known for its blend of coffeehouse culture, manufacturing craftsmanship, and vibrant social scene.

A place where radical ideas flourished alongside ground breaking architecture—and that legacy continues today. Clerkenwell is home to iconic landmarks like Clerkenwell Green, Charterhouse Square, the Barbican, St. John's restaurant, and Whitecross Street Market.

It remains a thriving centre for tech and media companies, creative studios, architectural firms, and design retailers. As new towers rise along City Road, the influence of Old Street Roundabout expands, and the redevelopment of Smithfield Market progresses, Clerkenwell is undergoing yet another transformation.







General Notes

Areas

Net Internal Area 138.8sqm / 1,702sqft
 Gross Internal Area 173.0sqm / 1,915sqft

Net Internal Area

No.	Issue	Date
1	Issue	06/04/14
	Revision/Issue	Date

From Plans and Schedules

sterlingtemple
 0203 4639225
 www.sterlingtemple.com

Project Name and Address

Ground Level
 49-51 Central Street
 London
 EC1V 3AB

Field	Value
Project	1312663
Date	December 19th 2013
Scale	1:100 @ A3

Sheet

Floor Plan

Availability

Lease New Lease

Rent £52.50 per sq ft

Price £1,250,000

Rates £17.64 per sq ft

Service Charge £5.49 per sq ft

VAT Applicable

EPC C (66)

Contact

Ashley Goodman

020 3370 4470 | 07973 184 329
ashley@forestrealestate.co.uk

Casey Okin

020 3370 4470 | 07391 453 076
casey@forestrealestate.co.uk

London Office Team

55 St John Street, London, EC1M 4AN
020 3370 4470

London Industrial Team

1 Bridge Lane, London, NW11 0EA
020 3355 1555

Hertfordshire Team

1a Local Board Road, Watford, WD17 2JP
01923 911 007

www.forestrealestate.co.uk
info@forestrealestate.co.uk

JOINT AGENTS

Andy Gilbert (Compton)

0783 399 3714 | 020 7101 2020
ag@compton.london

Elliott Stern (Compton)

07834 918700 | 0207 101 2020
es@compton.london

49-51 Central Street
Clerkenwell, EC1V 8AB

F O R E S T
REAL ESTATE